

# Office Building For Sale

760 McGuire Place  
Newport News, VA

**LISTED AT \$785,000**



**Carlyn Menser**  
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**CARLYN**  
**MENSER**  
RE/MAX CONNECT



**Unique opportunity  
for both investors and  
owner-occupants!**

**This property  
includes two  
professional office  
suites—one currently  
owner-occupied and  
the other leased to a  
tenant—plus a third  
income-producing  
unit, making it a  
turnkey investment  
opportunity with  
immediate cash flow.**



Enjoy excellent visibility and accessibility in a prime location close to major business corridors, shopping, dining, and transportation routes. The property provides flexible space for a wide variety of professional uses while offering steady rental income to offset expenses. This is an ideal opportunity for a business seeking to occupy while generating additional revenue, or for an investor looking to add a solid performing asset to their portfolio.